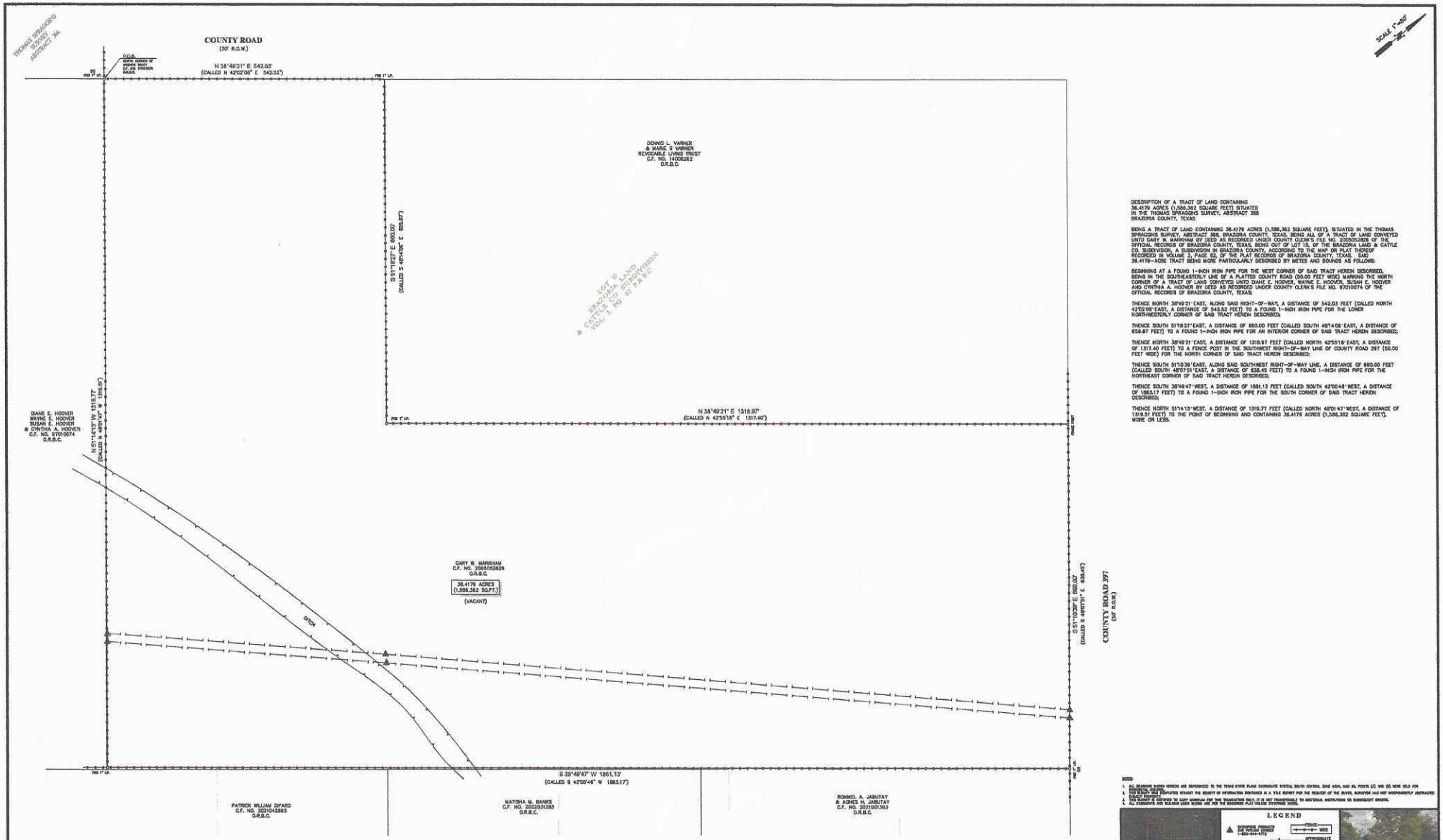

DESCRIPTION OF A TRACT OF LAND CONTAINING
38.4179 ACRES (1,586,362 SQUARE FEET) SITUATED
IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366
BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 38.4179 ACRES (1,586,362 SQUARE FEET), SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO GARY W. MARKHAM BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2005052839 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, BEING OUT OF LOT 15, OF THE BRAZORIA LAND & CATTLE CO. SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 63, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 38.4179-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1-INCH IRON PIPE FOR THE WEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING IN THE SOUTHEASTERLY LINE OF A PLATTED COUNTY ROAD (50.00 FEET WIDE) MARKING THE NORTH CORNER OF A TRACT OF LAND CONVEYED UNTO DIANE E. HOOVER, WAYNE E. HOOVER, SUSAN E. HOOVER AND CYNTHIA A. HOOVER BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 97010074 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS

THENCE NORTH 38°49'21" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 542.03 FEET (CALLED NORTH 42°02'08" EAST, A DISTANCE OF 542.52 FEET) TO A FOUND 1-INCH IRON PIPE FOR THE LONER NORTHWESTERLY CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 51°18'27" EAST, A DISTANCE OF 660.00 FEET (CALLED SOUTH 48°14'08" EAST, A DISTANCE OF 659.87 FEET) TO A FOUND 1-INCH IRON PIPE FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 38°49'21" EAST, A DISTANCE OF 1318.97 FEET (CALLED NORTH 42°51'18" EAST, A DISTANCE OF 1317.40 FEET) TO A FENCE POST IN THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 397 (50.00 FEET WIDE) FOR THE NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 51°10'28" EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 660.00 FEET (CALLED SOUTH 48°07'51" EAST, A DISTANCE OF 638.45 FEET) TO A FOUND 1-INCH IRON PIPE FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 38°49'47" WEST, A DISTANCE OF 1861.13 FEET (CALLED SOUTH 42°00'46" WEST, A DISTANCE OF 1863.17 FEET) TO A FOUND 1-INCH IRON PIPE FOR THE SOUTH CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 51°14'23" WEST, A DISTANCE OF 1319.77 FEET (CALLED NORTH 48°01'47" WEST, A DISTANCE OF 1319.51 FEET) TO THE POINT OF BEGINNING AND CONTAINING 38.4179 ACRES (1,586,362 SQUARE FEET), MORE OR LESS.

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (C) AND (D) WERE HELD FOR DIRECTION, NO GPS.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED THE PROPERTY.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS THAT MAY BE DISCOVERED, OR ARE DISCOVERABLE, TO ADDITIONAL RESTRICTIONS OR EASEMENT RECORD.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE NOT THE RECORDED PLAT VALUES OTHERWISE NOTED.

LEGEND

EXISTING PRODUCTS ARE SPECIAL ALERT 1-800-344-7713

FENCE
WIRE

APPROXIMATE HIGH BANK

APPROXIMATE PIPELINE LOCATION

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 38.4179 ACRES (1,586,362 SQUARE FEET) SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
6240
PROFESSIONAL
LAND SURVEYOR

SURVEYING APPROVED
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND ANY ADDENDUM OR AMENDMENT THERETO.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR

CLIENT: TBD

ADDRESS: COUNTY ROAD 397

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Survey 1, Inc.
Your Land Survey Company
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P.O. Box 3048 | Lake, TX 77566 | (979) 297-1202

FIELD CREW: JP	SCH: DF
DRAFT BY: JP	FINAL CHECK: DF
DATE: 03-28-23	
JOB #: 3-121731-23	